



Planning and Zoning Commission
152 Elm Street
Stonington, Connecticut 06378

AGENDA

Special Meeting – May 5, 2009
Mystic Middle School
204 Mistuxet Ave., Mystic, CT

RECEIVED FOR RECORD
STONINGTON, CT
09 MAY - 4 PM 12:24
CYNTHIA LADWIG
TOWN CLERK

1. Call to order 7:00 p.m.
2. Appoint Alternates:
 - Bob Mercer
 - Leon Jacobs (seated 12/16/08)
 - Rob Marseglia (seated 3/17/09)
3. Minutes
4. Correspondence:
5. Reports:
 - A. Staff
 - B. Commission
 - C. ZEO - Pending Variances: A-2 survey waiver requests:
 - D. Zoning Enforcement & Violations
 - E. Consent Agenda:
 1. **PZ0603SD & SUP Arlene Steinlauf & Stephen Yardan, Trustees** – Request for 90-day extension to file final mylars for the referenced subdivision (Signal Hill). February 2009 approval date established by court granted stipulated judgment.
 2. **CGS 8-24 Review** – Joseph and Mary Putnam proposed land swap with the Town of Stonington for property on Mistuxet Avenue, Mystic. Properties located at 200 & 204 Mistuxet Ave. Assessor's Map 151 Block 3 Lots 11 & 13. Zone RA-20.
 3. **PZ0749SPM Town of Stonington / Pawcatuck Neighborhood Ctr.** - Modification to approved landscape plan for Senior Center. Property located at 27 Chase St., Pawcatuck, CT. Assessor's Map 4, Block 5, Lot 10. Zone LS-5.
6. Old Business:
 - A. **PZ0915SPA & CAM Latimer Point Condominium Assoc., Inc.** – Site plan application & Coastal Area Management Review for proposed additions to existing houses & various deck, shed & stair additions / alterations. Property located at addresses in the southern portion of Latimer Point, Stonington, CT. Assessor's Maps/Blocks/Lots: 154/4/3, 154/4/13, 154/4/19, 154/4/27, 154/4/32, 154/5/4, 154/6/3. Zone RM-20.
NEW SUBMITTAL: 4/21/09
 - B. **PZ0916SD Suzanne Medeiros** - Subdivision Application for a 3-lot subdivision of approximate 4.27± acre parcel. Property located at 108 Greenhaven Rd., Pawcatuck. Assessor's Map 35 Block 1 Lot 4. Zone RA-40.
NEW SUBMITTAL: 4/21/09
7. Public Hearings:
 - A. **PZ0914SUP & CAM Ocean Community YMCA (Maureen Fitzgerald)** – Special Use Permit application and Coastal Area Management Review for expansion of the existing parking lot by 12 additional spaces. Total area of the finished project including parking & landscaping is 9200 SF. Property located at 1 Harry Austin Dr., Mystic, CT. Assessor's map 160 Block 6 Lot 14. Zone RC-120.
 - B. **PZ0907ZC Town of Stonington (PZC)** - Request Zone Change for properties currently zoned as LI-130 to GBR-130 (Map/Block/Lot: 70/1/4, 70/1/4A, 70/1/5, 71/1/1, 71/1/1A & part of 84/1/2), realignment of LI-

130 zoning district boundary with rear property lines of MBL: 70/1/1, 70/1/2 & 70/1/3), & realignment of LI-130 zoning district boundary to be offset 50 feet of property line of Map 70 Block 1 Lot 3 onto Map 70 Block 1 Lot 4A. Properties are located off Taugwonk Road, Stonington. *Continued from 4/7/09*

- C. **PZ0911RA Town of Stonington (PZC)** – Zoning Regulations Text Amendments to Article II Section 2.6 – Non-Conforming Use & Bulk; Article V Sections 5.1.2 & 5.1.3 – Use & Bulk Tables; Article VI Section 6.1 – Special Use Permits, Section 6.23 – Traffic Impact Study, & Section 6.24 – Archaeology Study; & Article VIII Section 8.3 – Site Plan Submissions, Section 8.4 – Plan Requirements, Section 8.6 – Bonding Requirements, Section 8.7 – Fee Schedule, Section 8.8 – Impact Statement, Section 8.9 – Public Hearings, and Section 8.10 – Zoning Board of Appeals.
- D. **PZ0912RA Town of Stonington (PZC)** - Zoning Regulations Text Amendment to replace all portions of existing language in Section 6.6.22 – Open Space Development, and the addition of OSD's in the RA-20 and RA-15 zoning districts.

8. Future Public Hearings:

- A. **PZ0903RA Town of Stonington (PZC)** - Zoning Regulations Text Amendment to Section 9.4.4.2 which if adopted would allow other Town commissions, agencies and departments (not just PZC) to apply for a Zoning Map Amendment without the requirement to submit an A-2 survey or an impact statement for the subject properties.
PUBLIC HEARING CONTINUED TO 6/2/09 FROM 4/7/09
- B. **PZ0905RA Carol Holt** - Zoning Regulations Text Amendment to clarify ZR Sections 2.7 & 2.9 enabling minor lot line adjustments such that buildable status of properties remains unaffected.
PUBLIC HEARING CONTINUED TO 6/2/09 FROM 4/21/09
- C. **PZ0909SUP Mary Lee Steigler (CVS / A&P)** - Special Use Permit application for a multi-tenant signage program, including a 2' x 30' halo-lit, illuminated sign (replacement). Property located at 25 Broadway Avenue, Mystic. Assessor's Map 174, Block 14, Lot 1. Zone LS-5. *Rescheduled to 5/19/09.*
NEW SUBMITTAL: 3/17/09 - PUBLIC HEARING: 5/19/09
- D. **PZ0913RA Pine Point School** - Zoning Regulations Text Amendment to Article VII to create regulations for Alternative Energy Systems: Section 7.22 (Renewable Energy Systems) and Subsection 7.22.1 (Small Wind Energy Systems).
NEW SUBMITTAL: 3/17/09 - PUBLIC HEARING: 5/19/09
- E. **PZ0917ZC Jamie D. Aluzzo (Ted Ladwig)** - Zoning Map Amendment to change from Residential RA-20 to Commercial LS-5 for properties located at 140 Liberty St. & 146-148 Liberty St., Pawcatuck. Assessor's Map 15 Block 2 Lots 8 & 9. Zone RA-20.
NEW SUBMITTAL: 4/21/09 - PUBLIC HEARING: 6/2/09

Outstanding Minutes: April 7, 2009, approved, not signed; #1395, April 21, 2009.

Mystic Middle School is wheelchair accessible. If you plan to attend this public meeting and you have a disability that requires special arrangements, please call 860.535.5095 at least 24 hours in advance. Reasonable accommodations will be made to assist your needs.